WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-29-2011
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110049310 DEEDWARR
Recvd: 08/11/11 13:42 2 pgs
Fees:13.00 Taxes:231.25
20110811-0062050

DARLENE EDWARDS ROBERTSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Randall Harris	Primary Residential Mtg	Map 94 -16
(NAME) **315 Spence Circle**	(NAME) 4750 West Wiley Post Way #200	Parcel 15.00
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, Heirs of Sadie Mae Holley Edwards , namely Patricia Gayden Edwards Coleman , Sadie Catherine Edwards Kinsall and Deborah Holley Edwards Harris** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Randall Harris unmarried** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Spence Circle, as of record in Book 1424, page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wesley M. Edwards and wife Sadie Mae Edwards by deed from W.L. Rogers and wife Ruby Irene Rogers of record in Book 1760, page 423, Register's Office for Davidson County, Tennessee, dated October 10, 1949. The said Wesley M. Edwards having predeceased on 1/4/1978 Sadie Mae Edwards, having since died on 4/1/2010property now vest in the heirs namely Patricia Gayden Edwards Coleman , Sadie Catherine Edwards Kinsall and Deborah Holley Edwards Harris.

This is property known as 315 Spence Circle , Nashville, TN 37210

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved X
This is improved

315 Spence Circle, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 18th day of July, 2011.

Sadie Catherine Edwards Kinsall
Heir of Sadie Mae Holley Edwards

Patricia Gayden Edwards Coleman
Heir of Sadie Mae Holley Edwards

Deborah Holley Edwards Harris **Heir of Sadie Mae Holley Edwards**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Heirs of Sadie Mae Holley Edwards namely** Patricia Gayden Edwards Coleman , Deborah Holley Edwards Harris and Sadie Catherine Edwards Kinsall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Sean S. Alexander executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August , 2011.

Commission expires: 11-29-2011

Notary Public

